

€475,000 Penthouse - For sale

Superb brand new penthouse for sale in Historiador Vicente Ramos

Spain » Alicante » Playa de San Juan » 03540

3 Bedrooms **2** Bathrooms **225m²** Built size **56m²** Terrace



Contact us today for more information or to arrange a viewing

+34 966 048 356 • alicante@lucasfox.es • lucasfox.com • Calle Bazán 28, Local 1, Alicante, Spain

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OVERVIEW

Brand new 3-bedroom penthouse with the best quality finishes and a large sun terrace with enviable 180° views.

This magnificent brand new penthouse is located in Historian Vicente Ramos, in a building with green energy rating, ventilated façade with thermal and acoustic insulation, a lift for 8 people with direct access to the garage, a swimming pool, swing ball court, toilets, changing rooms and showers in the common area, as well as a space for children's games, social club, bicycle racks and an ecological garden irrigation system with recycled rainwater. In addition, the apartment includes 2 adjoining parking spaces, which make up an area of approximately 30 m², with space to park 2 cars and several motorcycles, bicycles, etc. It also includes 2 adjoining storage rooms of 11.64 m² and 11.42 m² with dynamic ventilation and doors with security locks. The garage floor has automatic ventilation and fire detection system, and double access door for vehicles with remote control.

This excellent property stands out for its fantastic private solarium terrace and for the brightness of all its rooms, as it does not have adjoining partitions with any neighbours, which also provides unobstructed views with an unbeatable east-south aspect.

Upon entering the penthouse, we find a large hall with the kitchen to the right, which is spacious and bright and with access to the terrace of 25 m² and a laundry area. Going forward we reach the magnificent living room with access to the terrace and also to the staircase that goes up to the solarium terrace of 60 m², equipped with retractable awning, television sockets, pre-installation for a barbecue, water inlets and drain for sink, and electrical points. In addition, the access staircase has closed safety steps and the terrace has a perimeter satin glass safety rail that guarantees total independence and privacy.

Returning to the living room, on the left we have a complete bathroom and the 3 bedrooms: one with private bathroom and a 5-metres built-in wardrobe, another double bedroom with a wardrobe, and the third that can also be used as an office.



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Mountain views, Swimming pool, Terrace, Private garage, Lift, Natural light, Padel court, Wooden flooring, Modernist building, Parking, Underfloor heating, Air conditioning, Built-in wardrobes, Chill out area, Domotic system, Double glazing, Exterior, Heating, Near international schools, New build, Pet-friendly, Playground, Security, Storage room, Transport nearby, Utility room, Views, Wheelchair access

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Bedrooms	Bathrooms	Built size	Terrace

The home has an A-rated energy efficiency certificate and is presented with luxury finishes, including the wooden flooring throughout the property and porcelain flooring in the kitchen and bathrooms, interior carpentry in white, PVC windows by Kömmerling tilt-and-turn with double glazing security and thermal bridge breakage, motorised blinds in all rooms, cutting-edge armoured door with acoustic insulation, aérothermal heating and air conditioning system, led lighting in all rooms, water softener, television and internet outlets in all rooms, and bathrooms with Italian slate showers, designer furnishings and premium quality organic taps. The kitchen is also equipped with high quality high and low cabinets, anti-fingerprint system and cushioned closures, imported granite wotop, designer sink, ultra-quiet extractor hood, oven and high-efficiency glass-ceramic hob.

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